

Recommendation Report for Planning Permission for Works or Extension to a Dwelling

REF NO: P/122/20/HH

LOCATION: 28 Cardinals Drive
Pagham
PO21 4QF

PROPOSAL: Single storey rear extension to form kitchen/diner/lounge and utility area with bike store.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks construct a single storey rear extension.

REPRESENTATIONS

Pagham Parish Council provided an objection

- Overdevelopment of the site.
- Overbearing upon neighbouring amenity

No representation received from nearby occupiers.

Comments noted. Amended plans were submitted which reduced the height and depth of the scheme.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Built up area boundary

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

DDM1	D DM1 Aspects of form and design quality
DSP1	D SP1 Design
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance
NPPDG	National Design Guide

SUPPLEMENTARY POLICY GUIDANCE:

PDS	Pagham Parish Council's Village Design Statement by
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CONCLUSIONS

PRINCIPLE

The key policies considered are D DM1 and D DM4 of the Arun Local Plan

Pagham has an emerging Neighbourhood Plan with Policy 1 of relevance to this proposal. Pagham also has a Village Design Statement with the property falling within Eastern Pagham.

DESIGN AND VISUAL AMENITY

The extension is located to the rear of the property and as such is not visible from the wider area.

There is an existing garage, located to the southern elevation, to the rear of the property. This is slightly visible from the street scene and will alter from pitched to flat roof.

Materials will match that of the host dwelling, which helps to ensure the proposal is well integrated.

Arun District Council are consulting on the Supplementary Design Guide SPD. The proposal is considered to comply with this in such that as the build is not visible from the street scene it responds to and complements the existing character.

With no viewpoints from the wider area, it is not deemed to adversely impact upon the appearance of the street scene, in accordance with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

There is an existing conservatory which will be removed and replaced with an extension of 6m depth. This will have a flat roof with a height of around 2.7m.

The extension retains around 0.85m to the northern boundary and 2.3m to the south.

There is an existing garage to the southern boundary and this will be converted to habitable space to form a utility room and cycle storage area, linking with the extension. The conversion will also alter the roof from a shallow pitch to a flat roof, which is considered to reduce its impact upon the boundary.

The extension is considered to intersect a 45 degree angle when drawn from the centre of the windows to the rear of the property at the north and is likely to give rise to some overshadowing, being sited to the north. However this is not considered significant in which a refusal justified. The property would likely experience the same impact should a 4m extension be constructed which is permitted development and would not require permission.

Whilst the addition does extend beyond the rear of both properties, due to its modest height, it is not deemed adversely overbearing.

An extension could also be constructed up to this depth under prior approval and with no representation received from neighbouring occupiers the development is considered acceptable.

There will be no windows to the side of the extensions, with new windows to the rear overlooking the garden of the host dwelling.

Whilst the extension will add bulk to the rear. It is not considered to give rise to significant impact upon amenity additional to that which could be achieved under permitted development and as such accords

with D DM1 and D DM4 of the Arun Local Plan.

PARKING

The conversion of the garage will result in the loss of one parking space. There is however room for multiple cars to the front garden and its alteration is not deemed to impact upon highway or parking issues.

SUMMARY

The proposed development is deemed to accord with relevant development plan policies and as such is recommended for approval subject to the following conditions and informatives.

HUMAN RIGHTS ACT

The Council in making a decision should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as Arun District Council to act in a manner, which is incompatible with the European Convention on Human Rights.

Consideration has been specifically given to Article 8 (right to respect private and family life) and Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of the grant of permission in this case interferes unreasonably with any local residents' right to respect for their private and family life and home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for approval is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

DUTY UNDER THE EQUALITIES ACT 2010

Duty under the Equalities Act 2010

In assessing this proposal the following impacts have been identified upon those people with the following protected characteristics (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation).

The proposal would have a neutral impact on the protected characteristics.

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby approved shall be carried out in accordance with the following approved plans
 - Location/ Block Plan - 08 20 CD submitted 25/01
 - Proposed Plans - 08 20 CD Rev 4

Reason: For the avoidance of doubt and in the interests of amenity and the environment in

accordance with policy D DM1 of the Arun Local Plan.

- 3 **INFORMATIVE:** Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.